

Pursuant to due call and notice thereof, a Planning Commission meeting was held on Monday, April 7, 2014 at 6:30 p.m.

PRESENT: Ed Dunn, Katie Reiling, Rick Fischbach, Jeff Meyer, Mary Sieben

ABSENT: None

The meeting was called to order at 6:30 p.m.

#### MIDSOTA MANUFACTURING (PSI PROPERTY)

Motion was made by Katie Reiling to open the public hearing at 6:30 p.m.

Tim Burg was present at the meeting to represent Midsota Manufacturing. Dan Folsom of Design Tree Engineering was representing Midsota as their Engineer. Randy Jenniges, Engineer was also at the meeting to represent the City of Avon.

Tim Burg explained the proposed use of the property. The open area will be for storing finished trailers, axles, etc. The plan will be to fence off the property to secure the contents. The entire Outlot C would be strictly used for parking finished products and open area.

Marty Stone, adjacent property owner was at the meeting to talk about issues such as spot zoning. He did agree that a conditional use permit would be an acceptable use for this property. He does not feel that Midsota should be required to put up a fence or trees. Marty Stone was concerned about truck traffic on First Street. Mechanical Brothers has approximately 7 or 8 trucks coming through daily and Sparks also uses this street. Ed Dunn brought up the idea of having trucks driving down First Street and then along Blattner and onto County Road 9 to avoid going through a heavy residential area. Marty Stone said people like to see the interstate. He doesn't think there should be trees blocking the view.

The increase of truck traffic on First Street was also discussed. The discussion was that First Street is not able to handle a lot of truck traffic. Tim Burg said a majority of truck traffic should be able to stay on Blattner Dr. First Street would just be a back-up outlet. It may be possible that they would not even put an access onto First Street right now. Randy Jenniges stated that First Street is on a 10 year capital improvement plan. So it is a ways out before this road will get fixed.

Water control was also discussed. Impervious coverage and run-off would be addressed in the engineered stormwater plan. Midsota would need to make sure that any run-off will be directed to holding ponds and not towards residential area.

Tim Burg discussed the issue of noise coming from the plant. At any given time you can come into the yard and you will not hear much. If the doors are open you will hear some manufacturing noises but not much. Pollution and air permits were discussed. P.S.I. held a 30 ton permit. Midsota has a 4 ton permit. The Planning Commission questioned if we would need to have some kind of documentation of this permit for our files.

Randy Jenniges questioned if there will be outside steel storage. Midsota will not be having outside storage. The new location will be similar to what they are doing at their current location.

It was noted at the meeting that two of the Planning Commission members own property adjacent to the PSI property. Jeff Meyer owns property on First Street across from the PSI property, as well as other tracts throughout the city. Mary Sieben lives at 400 First Street SE, adjacent to the PSI Property.

Tim Burg stated it would be acceptable to discuss a Conditional Use Permit Amendment and withdraw the Interim Use Permit request.

***Motion was made by Rick Fischbach to recess this meeting and resume on April 15 for a public hearing to address an Amendment to the existing Conditional Use Permit, second by Ed Dunn, all in favor and carried.***

Respectfully submitted,  
Amy Pease